



CITY OF
LA MESA
JEWEL of the HILLS

COMMUNITY DEVELOPMENT DEPARTMENT

March 27, 2013

Housing Policy Department
Received on:

Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

APR 02 2013

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

SUBJECT: 2012 Annual Report: Implementation of the General Plan

Enclosed is a copy of the annual report to the legislative body on the status of the City of La Mesa General Plan, including the Housing Element Annual Progress Report (APR) as required by California Government Code Section 65400.

This report was considered and accepted by the La Mesa City Council at their regular meeting on March 26, 2012. If you have any questions regarding this matter, feel free to contact me at 619-667-1187.

Sincerely,

Bill Chopyk
Director of Community Development

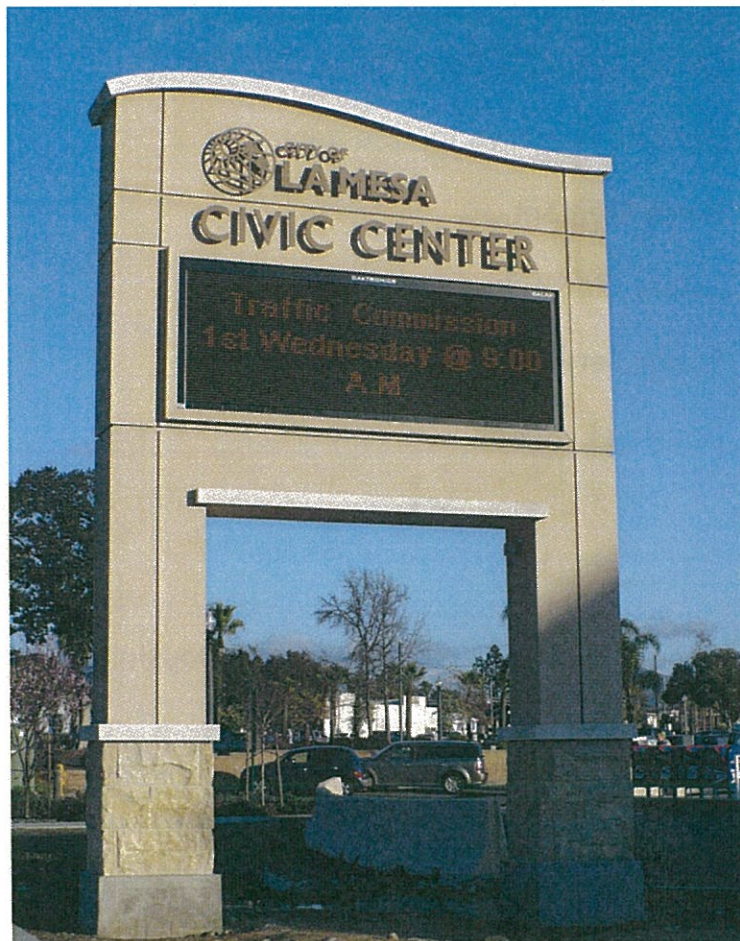
Attachment: 2012 Annual Report on the Implementation of the General Plan

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2012 ANNUAL REPORT

IMPLEMENTATION OF THE GENERAL PLAN



**Newly Completed
Civic Center Marquee Sign**

MARCH 26, 2013

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SECTION I INTRODUCTION AND SUMMARY

Section 65400(a)(2) of the California Government Code requires that an annual report on the General Plan be submitted to the City Council on the status of the Plan and progress on its implementation. The annual report is also submitted to the State Office of Planning and Research and the California Department of Housing and Community Development.

The information provided in this report is intended to assist the City Council in determining success in implementing policies in the General Plan. This 2012 Annual Report - Implementation of the General Plan covers the time period from January 2012 to December 2012 and addresses the goals of the following elements of City of La Mesa General Plan:

- | | |
|--|---|
| <input type="checkbox"/> Land Use & Urban Design | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Circulation | <input type="checkbox"/> Safety |
| <input type="checkbox"/> Conservation & Open Space | <input type="checkbox"/> Public Services & Facilities |
| <input type="checkbox"/> Historic Preservation Element | <input type="checkbox"/> Housing |

Provided in this document is a brief overview of existing programs implementing the General Plan's policies. It is hoped that this information will increase the understanding of the breadth of implementation already in place and the comprehensive scope of programs in various stages of completion.

The City of La Mesa has many on-going programs and maintenance projects that contribute to the implementation of the policies of the General Plan. A brief overall description of these on-going programs and maintenance projects are addressed in the document, along with the specific projects that implement the goals and policies of each element. Each is identified and a brief explanation is provided.

Section 65302 of the California Government Code mandates at least seven elements in a general plan: 1.) Land Use Element, 2.) Circulation Element, 3.) Housing Element that must be updated every five years, 4.) Conservation Element, 5.) Open Space Element, 6.) Noise Element, and 7.) Safety Element. The La Mesa General Plan contains all seven of the required elements and also includes 8.) Historic Preservation Element, and 9.) Public Services & Facilities Element.

To coincide with the City's Centennial in 2012, a comprehensive update to the La Mesa General Plan is currently underway. This update is part of the City of La Mesa Strategic Directions and Targets for Action. The next required update to the La Mesa Housing Element will cover the time period from 2013-2020 as required by the SB 375 Climate Change bill passed by the State Legislature in 2008. This comprehensive update to the General Plan will be done to coincide with the next housing element update, and will look to guide future growth and development in the City of La Mesa for a 20-year time frame.

On April 10, 2007, the City Council adopted a resolution endorsing the U.S. Mayors Climate Protection Agreement calling for a reduction in greenhouse gas emissions. The update to the General Plan will address the substance of this resolution, including "Exhibit A" to the Resolution No. 2007-039. In 2009, a 50,000 Kaiser Foundation Grant was received to

incorporate health & sustainability into the General Plan to address new laws and initiatives related to childhood obesity and sustainability.

The comprehensive General Plan update work program has followed the following time line:

1. In 2008-2009 staff developed a plan and schedule for a comprehensive update. Grants were received to update various elements.
2. In 2010-2011 public input was collected and work proceeded on an initial draft. Five public workshops were held, a General Plan website was established and regularly updated, questionnaires were circulated at the City's town hall meetings and made available on the City's website. Presentations were made to all City boards and commissions and preliminary drafts were distributed to members for comment.
3. In 2012 a draft General Plan was circulated for public review and work proceeded on preparing an Environmental Impact Report (EIR). EIR Scoping Meetings were held in June and July of 2012.
4. In early 2013 the draft EIR will be circulated for public review and by mid-2013 the final General Plan and EIR is expected to be adopted.

SECTION II

LAND USE & URBAN DESIGN ELEMENT

The General Plan's Land Use & Urban Design Element addresses the major issue areas that focus on the physical form and development of the community. This Element also identifies the goals and policies of the City as it relates to La Mesa's role in a regional planning context. The policies of the Land Use & Urban Design element place heavy emphasis on two concepts:

- 1) Preservation and enhancement of residential neighborhoods and open spaces.
- 2) Insuring that new development and redevelopment along the City's major commercial and transportation corridors is of a high quality and fits well into the fabric of the community.

In satisfying these two concepts, it will be the task of City leaders to preserve the scale and composition of existing neighborhoods, while also allowing a level of growth necessary to sustain a viable community.

Land Use Goal 1:

To establish and implement an effective set of long-range land use policies and programs which will ensure the general health, safety and welfare of the citizens of La Mesa.

- ☐ To further this goal, and to implement Land Use Policy 7, the City has maintained a variety of active code enforcement programs. During 2012, the Community Development Department investigated 425 zoning code enforcement cases.
- ☐ The City also maintains an on-going code enforcement program addressing mobilehome parks. Fire, Planning and Building Departments are collectively involved in this coordinated code enforcement effort. There are currently six (6) mobilehome

parks located in the City. The schedule of the maintenance inspections of the mobilehome parks is based on the guidelines established in the California Mobilehome Parks Act.

Land Use Goal 2:

To establish the policies and programs which will create opportunities for infill development and redevelopment, which are compatible and in context with the surrounding land uses and improve the character of the community.

- The City has continued implementation of the strategic plan to create opportunities for infill development along the El Cajon Boulevard, La Mesa Boulevard, and University Avenue corridors. The projects are compatible with the adjacent neighborhoods and provide for an improved pedestrian experience along the street. Projects include mixed-use condominium and townhome developments that provide for revitalization of the transit corridors.

Land Use Goal 5:

To promote the continued development of the Grossmont Specific Plan area as a high density, urban sub-center serving regional needs for business operations, shopping, transportation and health care.

- Two new facilities are currently under construction on the Grossmont Hospital campus. A three-story, 70,000 square foot, Diagnostic and Treatment (D&T) Building providing operating rooms, pre- and post-operative rooms, labs, loading docks, and storage will be attached to the east wing of the main hospital building. An 18,000 square foot Central Energy Plant is under construction to the east of the D&T Building on the site of a former surface parking lot. The new energy plant will meet the added energy demands of the new D&T Building and will provide opportunities for cleaner and more efficient energy generation.
- A new 7,000 square-foot single-story multi-tenant retail building at 5980 Severin Drive was completed.

Land Use Goal 6:

To preserve and enhance the Downtown Village area as the City's symbolic center providing for a vibrant commercial, civic and residential district designed and developed at a human scale to encourage pedestrian activities and travel.

- The City of La Mesa continues to improve the civic center facilities to better link the Civic Center to the Downtown Village. Implementation is well underway with the passage of a \$25 million Public Safety Facility Bond Measure (Prop D) that was approved by voters in March 2004. A combined fire station and fire administration building, Fire Station 11, was completed in 2006, the retrofit of Fire Station 13 was completed in January 2010, a new Police Headquarters was completed in September 2010, and a new County Library Branch was completed in 2008. Streetscape improvements along Allison Avenue received WalkSanDiego's 2011 Golden Footprint Complete Streets Award. In 2012, design plans were prepared for a comprehensive streetscape improvement project covering a five-block span in the core commercial area of the Village. The streetscape construction is expected to begin in 2014. Also in 2012 the City completed a 20-foot high marquee sign on the Civic Center property.

The marquee sign, which incorporates a digital electronics display board, informs the public of community events, disaster and emergency situations, as well as boards and commission meetings and City Council meetings.

- ❑ The City of La Mesa began a comprehensive update to the Downtown Village Specific Plan in 2012. The specific plan, first adopted in 1990, provides a vision for land use, circulation, and infrastructure within La Mesa's symbolic center.
- ❑ In 2012, the City of La Mesa conducted a study of the physical and financial feasibility of a parking structure in the Downtown Village. The study prompted consideration of an in-lieu parking program to stimulate new development and to serve as a tool to finance future construction of a parking structure. The in-lieu parking program will be evaluated in conjunction with the Downtown Village Specific Plan.
- ❑ In 2008, the City of La Mesa received applications for the redevelopment of an approximately 6.5-acre site currently developed as retail recreational vehicle/auto sales and general retail sales uses and the American Legion site called "Park Station at the Crossroads of La Mesa." It is approximately two blocks from a trolley stop on Spring Street that is located in La Mesa's Downtown Village and is close to the La Mesa Civic Center. The property is zoned C-D-MU (General Commercial/Urban Design Overlay/Mixed Use Overlay) and the General Plan designation is Mixed Use Urban. The Draft Park Station Master Plan (Downtown Village Specific Plan Addendum) calls for the development site to be a mixed-use project with multi-family residential, commercial, and office uses, with Nebo Drive being vacated and transformed into a public park. The project EIR is currently in progress.
- ❑ Since late 2007, the City has been proactively reinvesting parking-related revenues generated within the Downtown Village back into the area through allocations from the Downtown Parking Fund. These reinvestments have resulted in the installation of new lighting and landscaping in two municipal parking lots, new trash and recycling receptacles, design and fabrication of new wayfinding signage for the Downtown Village, installation of pedestrian safety railings, installation of new solar-powered "smart" parking meters, and construction of new trash enclosures. In March 2008, the Council approved the allocation of up to \$300,000 from the Downtown Parking Fund for professional services to prepare design and construction drawings for the Downtown Streetscape Improvement Project. The streetscape improvements will include new street lighting, sidewalks, curb and gutter, street furnishings, new directional signage, pedestrian ramps, enhanced crosswalks, signature gateway lighting treatments and other infrastructure, as needed. Construction is expected to commence in 2014.
- ❑ One exterior remodel was proposed on a downtown storefront and considered by the Design Review Board in 2012.

Land Use Goal 7:

To create a network of mixed-use transportation corridors throughout the City by transforming El Cajon Boulevard, Fletcher Parkway, La Mesa Boulevard, Spring Street, and University Avenue into tree lined civic boulevards accommodating a mix of high volume retailers, professional offices, financial centers, and moderate density residential projects.

- ❑ Projects in different stages of planning will introduce more residential/mixed use development along the El Cajon Boulevard and University Avenue corridors. The success of residential and mixed-use projects generates momentum for additional infill development and redevelopment, thus improving the transit corridors of the City of La Mesa. In 2012, a 37-unit apartment development was approved in the Mixed Use Overlay Zone.

Urban Design Goal 1:

Promote and preserve a strong positive community identity and image of the City of La Mesa.

- ❑ The City is pursuing grant opportunities for the funding of the Downtown Streetscape Improvement Project.
- ❑ In 2011, the City approved designs for a comprehensive citywide signage and way-finding program, as part of the City's established five-year goal to revitalize neighborhoods and corridors. Estimated costs for various sign types were established and prototype signs were developed. Installation of way-finding signs and street signs with the City's new logo in the Downtown Village and surrounding areas continued through 2012.
- ❑ The City of La Mesa has been designated as a *Tree City USA* since 1980. Only five other cities in California have held the distinction longer than La Mesa.

Urban Design Goal 2:

To improve the quality of life in La Mesa through the application of urban design principles for new development and redevelopment.

- ❑ To further these goals, the City of La Mesa Design Review Board considered and made recommendations on 16 projects in 2012.
- ❑ Projects in different stages of planning will introduce more residential/mixed use development along transportation corridors designated as Mixed-Use Urban in the General Plan. The success of residential and mixed-use projects generates momentum for additional infill development and redevelopment.
- ❑ Various wireless communications facilities were reviewed and approved for service enhancements in accordance with the Urban Design Program and design policies for wireless facilities.

SECTION III CIRCULATION ELEMENT

The Circulation Element outlines a comprehensive approach for establishing goals and policies for a complete transportation system. This system is made up of various networks representing the different modes of travel (i.e., cars, buses, walking, bicycling, etc.). The Circulation Element outlines the short- and long-range issues related to the particular

components of the circulation network. It also defines the issues related to linking the various networks into a cohesive and effective overall transportation network.

Circulation Goal 1:

To provide La Mesa with a system of streets and highways which are functional, safe, accessible, and attractive.

- ❑ As part of the 2012 street maintenance program, the City's contractor applied crack seal and slurry seal coating to 1,653,198 square feet of pavement in maintenance Zone 3 (the northeast quadrant) of the City.
- ❑ To ensure maximum function and safety of the City's streets, maintenance crews patched or replaced over 161,673 square feet of asphalt in 2012. The City also striped 1,022,115 lineal feet of pavement. The City also fabricated and installed 791 traffic and road signs. Approximately 8,280 miles of streets and parking lots throughout the City were mechanically swept during the year.
- ❑ In response to citizen traffic requests, 29 work orders were prepared that resulted in the installation of 11 red curbs, 4 other painted curbs, 11 signs, 8 pavement markings and removal of one disabled person's parking space.
- ❑ The City of La Mesa Neighborhood Traffic Management Program was approved by the City Council and implemented in 2004. Citizen-initiated traffic calming requests are reviewed and processed through the program in an effort to implement measures to reduce speeding on residential streets. Current projects include Harbinson Avenue, which is in the design phase to install medians and traffic circles, and Howell Drive and Lubbock Avenue, which are in the development stage. There are currently 26 streets on the City's list for traffic calming.
- ❑ The traffic signal and intersection improvement design at University Avenue and Massachusetts is complete and the design at University Avenue and Harbinson Avenue is in progress. These projects are being funded by the Federal Highway Safety Improvement Program (HSIP) administered by CALTRANS. The City has been awarded another HSIP grant to install protected left turn phases at three intersections; La Mesa Boulevard at Glen Street, Amaya Drive at Amaya Court, and Center Drive at Entrance #6 to Grossmont Shopping Center.
- ❑ Construction was completed on a sidewalk along the north side of Junior High Drive. The design for a sidewalk along the east side of Glen Street between Lemon Avenue Elementary School and Springview Lane is almost completed. The design is in progress for two sidewalk segments on Maryland Avenue between Lake Murray Boulevard and Parkway Drive plus intersection improvements at signalized intersections near five schools. The City was also awarded a grant to improve pedestrian crossings at non-signalized intersections around all eight La Mesa schools. These projects are being funded by the Safe Routes to School grant program.
- ❑ Over 1,000 city-owned street lights were retrofitted with energy saving induction fixtures. This project cost over \$400,000 and was funded by the American Recovery and Reinvestment Act through the Department of Energy.

- ❑ Staff is in the fourth year of a four year Safe Routes to School non-infrastructure grant program called Walk and Roll to School. Walk San Diego and City staff met with all 8 of the city's schools. This non-infrastructure grant focuses primarily on education at the La Mesa-Spring Valley School District. Staff has interacted with the School District to look for innovative solutions to traffic problems around District schools. This planning process will be used to request future infrastructure grants from the Safe Routes to School program.

Circulation Goal 3:

To provide a diverse public transit program which offers an efficient and cost effective transportation alternative to the community.

- ❑ The City's "Rides4Neighbors" program offers safe, reliable, personalized transportation to adults over 60, or disabled adults, who cannot drive. Door-to-door rides are provided by volunteer drivers for essential needs such as medical or dental appointments, shopping, personal care, banking and more. Rides4Neighbors is grant funded by the San Diego Association of Governments (SANDAG). Each trip is donation based.

Circulation Goal 4:

To promote the use of the public transit system as a means of reducing traffic congestion and improving the air quality of the region.

- ❑ The City worked with MTS to complete trolley station alterations necessary to accommodate accessible low-floor trolley cars.

Circulation Goal 5:

To help maintain and enhance the quality of life in La Mesa by providing the necessary facilities within the circulation network of the City for safe, convenient and efficient transportation alternatives to the automobile.

- ❑ Surveillance cameras are in operation at all trolley stations to enhance passenger security.
- ❑ The University Avenue and Allison Avenue Revitalization Projects include pedestrian friendly components aimed at traffic-calming, providing access to public transit, improving ADA facilities to trolley and City Hall, increasing safety and walkability along these busy streets.
- ❑ In 2012, the City adopted a Bicycle Facilities and Alternative Transportation Plan that calls for development of a Complete Streets framework that encourages all modes of transportation, reduces traffic congestion, and increases connectivity. The Plan will be incorporated into the 2012 General Plan Circulation Element as mandated by AB-1358.

Circulation Goal 6:

To make bicycle riding a viable transportation alternative through the promotion and development of a local and regional bicycle facilities plan which provides a safe, efficient, and convenient transportation alternative which is given a balanced level of importance in the design, funding, and development of the overall circulation system.

- ❑ A Bicycle Facilities and Alternative Transportation Plan was adopted in 2012. The plan builds upon existing bicycle facilities throughout the City with enhancements to overall connectivity, support facilities, and education programs. This network, coupled with bicycle and pedestrian education, enforcement, and promotional programs, will ensure a more bicycle friendly community. The anticipated result is an increase in the number of commuters choosing to ride a bicycle to nearby destinations. The Plan will be incorporated into the 2012 General Plan Circulation Element as mandated by AB-1358.

SECTION IV CONSERVATION & OPEN SPACE ELEMENT

Approximately 96% of the City of La Mesa's land area has been developed with residential and commercial land uses. La Mesa does not have many of the resources typically discussed in a conservation element, such as significant natural habitat areas, bodies of water, coastal zones, or agriculture and mineral resources. These issues are important to the community in a regional context, and the goals and policies in this Element reflect this interest in supporting regional resource conservation efforts. Resource conservation issues which are also of regional interest, but apply more directly to local implementation in an urban setting include air quality, water supply, solid waste management, sewage treatment, and storm water pollution management. These topics, as they relate to conditions in the City of La Mesa, are addressed in this Element.

Conservation Goal 1:

To encourage public and private actions which promote the conservation and efficient use of natural resources and effective methods of preserving sensitive lands in the region.

- ❑ The Environmental Sustainability commission was established in 2009. The Commission is comprised of members from environmentally linked industries and the general public to address issues and establish guidelines related to climate change.
- ❑ The City enforces the California Energy Efficiency Standards and in 2010 adopted the California Green Building Standards Code regulating energy conservation techniques, materials and appliances in the construction of both public and private buildings.
- ❑ In 2011, the City was awarded \$506,200 by the Department of Energy ARRA program to replace the high pressure sodium street light fixtures with energy saving induction light fixtures. This work, which was completed in 2012, is expected to yield a savings of \$60,000 per year in energy expenditures.
- ❑ The new police station has a high-efficiency HVAC system.
- ❑ Each fall the City hosts a Park Appreciation Day to encourage volunteers to go to their neighborhood park and participate in clean-up and beautification projects. Hundreds of volunteers converge on all 14 parks collecting tons of trash and debris.
- ❑ All 14 La Mesa parks have been designated smoke-free environments since 2006.

- ❑ The private non-profit La Mesa Park and Recreation Foundation began in FY '07-08 a new capital fundraising drive called "It's Childs Play... play today for a healthier tomorrow." This program continues in 2011 and the Foundation will raise \$1 million dollars over the next few years to revamp five community playgrounds in La Mesa parks. In 2010, upgrades were completed at Jackson Park. The design phase for playground renovation at Northmont Park has begun and that project is expected to be completed in 2013.
- ❑ The City has 4 hybrid vehicles and as City vehicles are replaced, fuel efficiency and reduced emissions will be important criteria in selecting replacement vehicles and equipment in the future. The City achieved 100% compliance with the Air Resources Board DOORS (Diesel Off-Road On-Line Reporting System) and installed Equipment Identification Numbers on all affected equipment. Diesel Particulate Filters were installed on six vehicles and three off-road pieces of equipment and a Phase II EVR emissions upgrade was completed to the fueling facility. The fueling facility was upgraded to the Air Resources Board EVR2 specifications to reduce gasoline vapor emissions while fueling. Low-draw LED emergency lighting is being installed on all new public works vehicles, allowing the lights to be used without the engine running. AIMS Fuelmaster automatic fuel monitoring devices, currently used on all EMS vehicles will be installed on all new vehicles and incrementally installed on existing vehicles.
- ❑ Two new mid-block crosswalks were constructed on Allison Avenue at the community library and trolley station and include sensor-activated flashing LED lights.
- ❑ The City is participating in the SANDAG Energy Roadmap program that will provide updated energy audits on City facilities and operations which can be use to compare with the 2005 emissions inventory data to determine continued needs.
- ❑ La Mesa e-Gov allows anyone 24-hour access to services electronically including announcements of programs and events through Twitter, Nixle and Notify Me.
- ❑ The City continues to meet state mandated AB 939 waste diversion goals. In the most recent Annual Report to CalRecycle, the estimated trash disposal rate by residents is 3.4 pounds/person/day (PPD) and 7.9 PPD by employees of local businesses. This is lower than the maximum disposal allowed in La Mesa, 6.2 PPD and 13.8 PPD respectively, under AB 939 which mandates 50% diversion from landfills.
- ❑ The City has implemented a backyard composting program in which residents are able to purchase bins at Dixieline ProBuild in La Mesa at a discount by using coupons issued by the City.
- ❑ The City franchise waste hauler, EDCO Disposal, added Styrofoam (polystyrene) and used cooking oil and grease to the list of materials that can be dropped off for recycling at EDCO Station in La Mesa. The cooking oil and grease is provided to a local company that reprocesses it into biofuel.
- ❑ Two free paper shredding events were held for residents to give them a safe option for recycling unneeded personal and financial records.

- ❑ The City continues to implement a storm water pollution prevention program in order to educate the public and to reduce pollution in the region's surface waters. The City's Storm Water Program Manager along with an Engineering Technician work directly with businesses and residents to foster compliance through inspections and education outreach. Over the past year, the City responded to 73 storm water complaints received from citizens.
- ❑ The City implemented a 2011 municipal code update related to storm water pollution prevention for new development projects. The City reviewed and approved three high priority projects which were required to comply with the updated code language.
- ❑ The City conducted 92 commercial/industrial storm water quality inspections, as required by the City's National Pollutant Discharge Elimination System (NPDES) Permit, and updated its inventory of 367 businesses which are periodically monitored for compliance.
- ❑ As part of the City's Fats, Oils, and Grease (FOG) Program which is designed to maintain wastewater system health and prevent overflows, the City permitted and inspected 167 food service establishments.
- ❑ Storm water program staff helped to coordinate two cleanup sites in La Mesa at the University Avenue and Alvarado Channels as part of the annual Creek to Bay Cleanup and California Coastal Cleanup Day.
- ❑ The City's educational outreach program targeted elementary schools in 2012 and educated 780 children on storm water pollution prevention and other environmental issues. The City also conducted various other educational outreach events in the community throughout the year.
- ❑ The Backflow Prevention Program reduces sanitary sewer backups by offering a reimbursement incentive of half the cost of installation of a sewer backwater valve. Since program inception, 137 property owners (residential and commercial) have received reimbursement for installing a sewer backwater valve.
- ❑ Cal-Sense computer control systems are in use at 90% of the City's facilities, parks and landscaped medians to assist park staff in water management and maintenance of irrigation systems.
- ❑ The City of La Mesa provides household hazardous waste collection days eight times a year at EDCO Station located in the City's industrial area. More than 87,000 pounds of hazardous waste was collected from 699 La Mesa and Lemon Grove residents in 2012. The City also offers door-to-door collection of hazardous waste for home-bound residents.
- ❑ In 2012, the Wastewater Division cleaned over 1 million lineal feet of sewer pipe and conducted video inspections of 4,714 lineal feet of sewer main line. An additional 76,310 lineal feet of storm drains were rodded as well.
- ❑ La Mesa is taking part in a regional used oil grant program that encourages oil and oil filter recycling. This includes operating an oil filter recycling event at a local

automotive parts store, providing updates on the location of certified used oil centers, conducting site visits and evaluations and staffing a used oil collection booth at La Mesa's Back to the 50's Car Show.

- ❑ The City hosted the annual Spring Cleanup event on two Saturdays in April at EDCO Station to provide residents with a convenient opportunity to dispose of trash, yard waste, bulky items, recyclables and more, free of charge. Over 1,350 vehicle loads were dropped off at the event, weighing over 700 tons with 47 percent diverted for recycling.
- ❑ The City is implementing a new program to make recycling even easier for residents at multifamily properties by offering free indoor and outdoor recycling containers and can crushers. The program is being funded by a grant from the California Department of Resources Recycling and Recovery (CalRecycle)
- ❑ The City hosted the fifth annual "Sustain La Mesa" Environmental Festival at Harry Griffen Park on October 27, 2012 to promote conservation and to educate the public on environmental sustainability.

Open Space Goal 1:

To create a network of public parks throughout the City which will be convenient and beneficial to all segments of the community.

- ❑ The La Mesa Teen Center at Highwood Park opened in Fall 2006. Modular units totaling 3,800 square feet were added to the park, which is adjacent to a middle school. The La Mesa Teen Center Project received the APWA *Honor Award* for structures under \$2 million in 2008. The Teen Center was built by the City of La Mesa and continues in 2012 to be operated by the Boys and Girls Club of East County.
- ❑ In 2006, the non-profit La Mesa Arts Alliance entered into an agreement with the City of La Mesa to begin a utility box painting project. The concept of this project is to create a circuit of public art called the "La Mesa Walking Art Trail," linking the Civic Center, the Downtown Village area, and La Mesa Community Center. Utility boxes forming a loop through the Downtown Village area and connecting to the La Mesa Community Center are continuing to be painted. The painting of the boxes is largely funded through private donations and sponsorships. The Walkway of the Stars murals depicting community examples of "People Helping People" in the Downtown Village is also part of the Walking Art Trail. The La Mesa Walking Art Trail promotional brochure is distributed through the downtown Village merchants. In late 2011 the La Mesa Arts Alliance was approached by the Police Department with a request to implement a similar project along transit corridors in west La Mesa where utility boxes were being hard hit by graffiti. LMAA has agreed to partner with the Police Department and is coordinating with teachers at schools in the affected areas to recruit students from those schools to paint the boxes. This program continued through 2012, with approximately 12 boxes painted.
- ❑ In 2012 the City approved the City of La Mesa Parks Master Plan. The plan identified potential improvements to the parks system necessary to meet both current and future community needs for parks, open space, and urban respite areas. The City completed an initial environmental study for this proposal. It was determined that the

proposal did not have the potential to create significant adverse impacts to the environment under the California Environmental Quality Act (CEQA) due to mitigation measures which reduce potential impacts to below a level of significance. Therefore, a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared for public review and comment to fulfill the requirements of CEQA.

- ❑ The La Mesa Safe Routes to School Program is a four-year federal Safe Routes to School (SRTS) program named “La Mesa Kids Walk-n-Roll to School.” The purpose of the Program is to make it safer for students to walk and bike to school. The project currently targets students, parents, school staff and other community stakeholders at six elementary and two middle schools located in the City of La Mesa. These eight schools have approximately 5,000 students enrolled. The SRTS Program includes what is known as the 5E’s, referring to Education, Encouragement, Enforcement, Engineering and Evaluation. La Mesa participated in their 3rd International Walk to School Day on October 3rd, 2012. Over 2,000 students, 65 community members (dignitaries and support staff) and over 100 parent volunteers from eight schools participated.
- ❑ The Community Services Department received two Healthy Works Safe Routes to School grants to further engage and encourage students, parents, school staff and the community regarding Safe Routes to School. \$47,650 SRTS Capacity Planning Grant provided funding for continued SRTS education, encouragement and engagement for eight La Mesa schools to increase walkability and bikeability and encourage increased physical activity. \$9,650 SRTS Middle School Initiative Grant provided funding for students from La Mesa and Parkway Middle Schools to become directly engaged in SRTS efforts in La Mesa.
- ❑ In 2012 the Community Services Department selected equipment to be included in a design for enhancements to Porter Park. The outdoor fitness equipment will be placed under a pavilion at the site as part of where the AEC is located. The equipment is funded in part through a grant from Rotary International and is being supplemented from the City’s Park In Lieu funding.
- ❑ Employing the Community of Excellence (CX3) community planning framework, the City worked with five teens from the La Mesa Boys and Girls Teen Center to assess infrastructure needs around seven La Mesa Schools. The program educated and engaged students regarding walkability barriers and solutions to those barriers, as well as pedestrian safety. The students prioritized the issues they identified at each of the schools into a City Wide Infrastructure Improvement Plan which was presented by the students to City Council on January 24th, 2012, and also given to Engineering to aid them as they apply for SRTS Infrastructure grants.
- ❑ As part of “ready...set...Live Well,” the City’s community wellness initiative, three urban walking trails have been mapped out in the City to encourage walking in the community. Trails are ranked from easy to challenging and are identified with color coded markers along the sidewalks to coincide with the map in the promotional brochure. Funding for the brochure was obtained as part of a grant from the Grossmont Healthcare District and funding for trail markers was obtained from the La Mesa Collaborative. In fall 2009 the City was honored with a Governor’s Spotlight

Award for its commitment to assisting its residents live a healthier lifestyle. This award funded a series of hosted walks in 2009 and continuing through 2012 themed “Get up, get out, and get moving” to promote the walking trails. The walks are led by fitness professionals who begin with warm up stretching exercises and who provide fitness tips along the routes. Additional walking trails are being considered as a part of the citywide Parks Master Plan.

- ❑ In 2012, the City continued to work on a Master Plan for Collier Park, La Mesa’s oldest park. A draft master plan was completed in June 2009 and presented to Council. City staff is exploring grant opportunities for Collier Park and proceeding with environmental review. Once complete the park will offer more than seven acres of park amenities. Currently almost one half of the park is undeveloped. The focus of the new park will be to honor its historical significance as La Mesa’s first park, update and revamp the park to meet residents’ recreational needs and make the park environmentally friendly.
- ❑ In 2010 the first of five planned playground renovations was completed at Jackson Park. The renovation was done in partnership with the La Mesa Park and Recreation Foundation (LMP&RF) as part of the non-profit’s “It’s Child’s Play” capital campaign. The LMP&RF has committed to funding the five playground renovations over an approximate five-year period while the City commits to additional improvements in the identified parks. Funding for playground renovations is provided from private donors through the LMP&RF. Prior projects completed by the City at Jackson Park included a new restroom building, sidewalk, and drainage improvements. The remaining four parks identified for playground renovations are: Collier Park, La Mesita Park, Northmont Park, and Vista La Mesa Park. Planning and design for Northmont and Vista La Mesa continued in 2012 and these projects are expected to be completed in 2013.
- ❑ In 2011 the City of La Mesa received a grant from American Express to renovate the tennis courts at La Mesita Park. The new courts allow for early introduction to tennis by youth 10 and under. The City launched the new United States Tennis Association program called Quick Start following the construction. In 2012 additional classes were added and use of the courts expanded.
- ❑ The Department completed annual turf maintenance of the City’s athletic fields, planted 11 trees in the City’s right-of-way and park areas, and trimmed 952 trees using City staff. An additional 1,769 trees and palm trees were trimmed by contract.
- ❑ In 2012 the LMP&RF also partnered with the City in a program called “Expand the Parks” aimed at providing free arts and recreational programs in an effort to encourage people to visit local parks and provide programming in lower income and underserved neighborhoods. The program featured a four month long geocaching event which had many participants and offered frequent information sessions.

Open Space Goal 2:

To promote and encourage the provision of open space areas within private developments, which will supplement and compliment the City’s public open spaces.

- ❑ In 2012, the City approved two planned residential development projects that included a combined total of over 12,000 square feet of common open space.

Open Space Goal 3:

To work with regional programs to protect the remaining areas of native vegetation and undeveloped rural areas for their significant open space and biological value.

- ❑ The City of La Mesa has a Multiple Species Conservation Program (MSCP) Implementing Agreement with the U.S. Fish and Wildlife Service and the California Department of Fish and Game to conserve biodiversity in the MSCP area.

SECTION V HISTORIC PRESERVATION ELEMENT

La Mesa first adopted a Historic Preservation Element in 1984 that included goals for historic preservation and cultural resource management that were developed by a Citizens Advisory Committee. As such, they represent a broad view of the need for the role of preservation and resource management in the City's future. In 1985 the City had adopted an implementation ordinance that created the Historic Preservation Commission, outlined the Commission's responsibilities, and prescribed a process for designating Historic Districts in La Mesa. In addition, the 1988-89 General Plan Citizen Committee developed ideas for policies and programs. The Historic Preservation Element of the General Plan will be updated as part of the comprehensive 2012 Centennial General Plan Update.

Historic Preservation Goal 1:

To broaden the recognition by La Mesans that the spirit and direction of the City's growth is substantially reflected in its historic past.

- ❑ In 2012, the City of La Mesa celebrated its centennial year with a variety of programs promoting the City's heritage. Events held throughout the year to celebrate the City's history and culture were promoted on the City's website. The website included features about famous La Mesans, Hometown Memories, Then & Now, and a timeline.
- ❑ For the seventh year in a row, the City co-sponsored a historic home tour with the La Mesa Historical Society.
- ❑ Information about La Mesa's historic landmarks is posted on the City's website. Updates are provided on an ongoing basis.

Historic Preservation Goal 2:

To safeguard our heritage by preserving those elements that reflect our cultural, social, economic and architectural history so that community residents will have a foundation upon which to measure and direct physical change.

- ❑ The Historic Preservation Commission granted four Certificates of Appropriateness for rehabilitation work on historically designated properties in 2012.

Historic Preservation Goal 3:

To strengthen the local economic base by stabilizing and improving property values through the identification and protection of specific historic districts.

- The Historic Preservation Commission continues to review external modifications to structures located within the historic district.

**SECTION VI
NOISE ELEMENT**

The City of La Mesa desires to minimize community exposure to excessive noise. The purpose of the Noise Element is to identify and appraise existing noise problems in the community and provide guidance to the City to avoid noise problems in the future.

Noise Goal 1:

To minimize the impact of noise on the community by identifying exiting and potential noise sources and providing the policies and standards needed to keep noise from reducing the quality of life in La Mesa.

- As part of the 2012 Centennial General Plan update, a draft Noise Technical Report was prepared in 2010. The report provides a technical analysis of noise conditions in the City, which will serve as the basis for the development of policies for minimizing noise in the updated Noise Element.

**SECTION VII
SAFETY ELEMENT**

The Safety Element identifies hazards within the community and contains policies designed to mitigate the risk to the public. Areas of concern include hazards associated with seismic activities, flooding, fire, unstable soils, and other natural or manmade hazards. Insuring the health and safety of La Mesa's citizens and maintaining the quality of life in the community have been long standing goals for the City. The Safety Element recognizes that we are living in an ever-changing environment where the best policy is being prepared and maintaining the ability to respond effectively to the unknown. The purpose of the Safety Element is to incorporate safety considerations into the planning process in order to minimize the impact on the community of hazardous conditions or emergency situations. Of the policies and programs in the Safety Element, some are also found in the Public Services and Facilities Element.

Flood Control

Safety Goal 3:

To provide flood control and storm water drainage facilities that will protect the health and safety of La Mesa's citizens and minimize impacts to property to the greatest extent feasible.

- ❑ Storm drain improvements were completed along with street repairs at various locations in the City to prevent property damage, flooding of businesses and homes, and disruption of traffic and businesses. The City replaced/rehabilitated the storm drain lines on Adams Avenue and completed sewer improvements at various locations Citywide.
- ❑ The sewer backflow prevention program protects the public health and safety and reduces property damages and claims.

Seismic Safety

Safety Goal 4:

The City will implement programs and standards to help reduce loss of life and injury, as well as to minimize property damage, in the event of a major seismic event.

- ❑ The City of La Mesa Building Inspection Division enforces structural requirements of the California Building Standards Code for all new construction and alteration to existing buildings. The construction requirements are designed to ensure seismic resistance of buildings and to minimize personal injuries and property damage during a major seismic event.
- ❑ The City of La Mesa Building Inspection Division provides public information and handout materials regarding building construction and earthquake safety.
- ❑ The Building Inspection staff continues to actively participate in training programs and seminars to keep up-to-date on the structural and seismic codes and other developments.

Fire Safety

Safety Goal 5:

The City will maintain programs and facilities needed to minimize the risk from fire hazards in the community.

- ❑ The Fire Department conducts inspections of businesses apartments located in the City of La Mesa. Apartment management receives emergency preparedness information in CD format for distribution to the residents.
- ❑ In cooperation with Business Licensing, new businesses are inspected by the Fire Department prior to opening.
- ❑ The Fire Department assists with plan reviews for new construction and tenant improvements and performs construction inspections to ensure compliance with fire codes.
- ❑ The Fire Department coordinates the annual weed abatement program that requires property owners to clear their lots of overgrowth prior to the fire season.
- ❑ The Fire Department conducts public education. Fire station tours for school groups are hosted regularly throughout the school year, fire extinguisher training, fire safety,

and fire drills are conducted throughout the City on a regular basis and juvenile fire setters participate in an intervention program as needed or required. The Department conducts programs at local schools and participates in the City of La Mesa Kids Care Fest.

- ❑ The Fire Department participates in regular training to update and improve their skills, knowledge, and abilities so that they can better serve the community. This training includes, but is not limited to confined space rescue, heavy rescue, hazardous materials, emergency medical and driver awareness, mass casualty, and other in service training. This training is a vital part of a program that achieves an ISO rating of 2 for the Department. This excellent rating signifies a well-equipped and well-trained fire department.
- ❑ The Fire Department participates in a regional training facility (Heartland Fire Training Authority - HFTA) that improves operational effectiveness and safety.
- ❑ The Fire Department participates in a regional communications facility (Heartland Communications Facility Authority - HCFA). This participation increases communication interoperability and enhances operational safety. Heartland and the Fire Department are also partners in the San Diego County -Regional Communication System (RCS).
- ❑ The Fire Department is participating in a Joint Powers Agreement with the Cities of El Cajon and Lemon Grove. This agreement provides a single management team for all three fire departments. Through this agreement with the Cities of El Cajon and Lemon Grove, the fire department is working to build a sub-regional fire agency. The benefit of a sub-regional service would be increased cost effectiveness due to economies of scale and cost containment. A potential draw back could be some loss of local control.

Disaster Preparedness

Safety Element -Goal 6:

To establish and maintain programs which will raise citizen awareness about the benefits from disaster preparedness and which minimize loss of life, injuries, and damage to property in the event of a natural or manmade disaster in La Mesa.

- ❑ The Fire Department operates a La Mesa Survive program that is offered free to the public. The program trains the public on survival techniques for natural disasters such as earthquakes, floods, landslides, and wildfires and man made such as bomb threats.
- ❑ The Fire Department conducts City-wide disaster training annually. This training prepares staff to fulfill their roles in the Emergency Operations Center in the event of a disaster in La Mesa or the region.
- ❑ The Fire Department has a shared Emergency Management Coordinator through Homeland Security Grant Funds. This position provides disaster preparedness training, programs and policies for the Cities of La Mesa, El Cajon and Lemon Grove.

- ❑ The City participates in regional emergency preparedness working groups, including Urban Area Working Group and Unified Disaster Council.
- ❑ The Fire Department has an Emergency Operations Center (EOC) at Fire Station 11, for use in the event of a disaster in La Mesa or the region.
- ❑ The Fire Department partners with the Cities of El Cajon, Lemon Grove, and Santee in Community Emergency Response Team (CERT) program for emergency preparedness.
- ❑ The Fire Department participates in the Unified Disaster Council (UDC) that is made up of representatives of the County of San Diego and each of the 18 cities in the County.

Hazardous Materials

Safety Goal 7:

To minimize community health risks from hazardous materials or the costly contamination clean up expenses due to improper use or release of hazardous materials into the environment.

- ❑ The Fire Department provides the First Responder response to reports of Hazardous Material incidents within the City of La Mesa.
- ❑ The Fire Department participates in the regional Hazardous Incident Response Team (HIRT). HIRT is a San Diego County joint powers team that handles larger hazardous materials incidents beyond the mitigation capabilities of the First Responder. HIRT is made up of two teams: one operated by the City of San Diego Fire and Life Safety Department and the other operated by the County of San Diego Department of Environmental Health.
- ❑ The Fire Department provides information to the public about the Household Hazardous Waste Program.
- ❑ The Fire Department conducts annual hazardous materials response and recognition training for its members.

Citizen Safety

Safety Goal 8:

To continue to make La Mesa a safe and secure community in which to live, work, play and attend schools.

- ❑ The successful “KidzWatch Program” continued in 2012. This is a 6-week “academy” for children, ages 5-12, and their parents. Over the course of the six weeks, the children receive lessons in how to be more observant of their surroundings.
- ❑ A similar program, entitled “Teen Watch” has been developed and was presented for the first time in 2006. This is a two-day program with age-specific lessons for high school students, addressing personal safety and high-risk behaviors. The Police Department continued the Teen Watch program in 2012 at Helix Charter High School.

- ❑ Surveillance cameras are in operation at all trolley stations to enhance passenger security.
- ❑ In 2007 and 2008 the Police Department implemented a series of crime prevention initiatives, to improve existing services and add new services and program features. The initiatives consisted of producing DVD's with crime prevention information for residential, business, and personal applications; developing and implementing web site based crime prevention information; developing and implementing website based "crime alerts"; the use of residential and commercial security inspection letters; outreach by City leaders to community groups; displaying crime prevention messages on City vehicles; providing crime prevention training for selected City staff; conducting a Citizens' Academy to educate members of the community about the Police Department and law enforcement operations, revitalization of the Neighborhood Watch Program; and the installation of new, updated Neighborhood Watch signs. Crime prevention and community education efforts have continued in the succeeding years and now include Police Department - Neighborhood Forums every one to two months along with the use of the one-way notification services Nixle, Twitter, and Notify Me to send alerts to the community about police activities and crime issues.

Safety Policy 17

The City will maintain public safety services at levels necessary to protect its citizens.

- ❑ The La Mesa Police Department continues to address recruitment and retention as a priority issue. Candidates often cite the La Mesa Police Department's excellent reputation as a law enforcement agency as a reason they applied for employment. At the end of FY 2011-2012 the Police Department was at 97% staffing of its authorized sworn positions.
- ❑ The La Mesa Police Department Investigations Unit continues to focus on addressing local cases. This has enhanced the Department's ability to address local crime series and provide investigators with greater opportunities for proactive work. In addition, the Department's Gang Detective, NTF Detective, and SED Officers work cooperatively with the in-house detectives on case investigations. These units within the Police Department have greatly increased communication and networking with neighboring law enforcement agencies to address regional crime issues more effectively.
- ❑ The La Mesa Police Department continues to operate DUI check point grants, the "Click it or Ticket" seatbelt enforcement grants, and periodic special enforcement grants, all funded by OTS. The Department has excelled in the effective operation of these grant programs, as evidenced by awards it received in the 2009 California Highway Patrol's California Law Enforcement Challenge. The Department placed 3rd statewide in its agency size category and also received a special award in the "Occupant Safety" category.
- ❑ The City of La Mesa has nine Automated External Defibrillator (AED) units. These units are located at the City Hall building, Fire Administration Building, Public Works Operations, the Municipal Pool, Community Center, the new Police Station, and the Adult Enrichment Center. Each AED is in an alarmed cabinet for protection and is ready for use in the case of an emergency. The public that uses these facilities, as

well as the employees, will be served by having these units placed throughout City facilities. Each facility has several employees that have been trained in the proper operation of an AED and to recognize when an emergency warrants its use.

- ❑ The Heartland Fire & Rescue Department has an Advanced Life Support program. This program is in partnership with American Medical Response (AMR). The agreement between the City of La Mesa and AMR provides the program at no cost to the City's General Fund; user fees pay all costs. This program has been a model for other jurisdictions.

Safety Policy 18

The La Mesa Police Department will continue to participate in cooperative activities with area law enforcement agencies as a means of combating regional or sub regional crime activities.

- ❑ The La Mesa Police Department currently participates in three regional crime task forces, the San Diego Narcotics Task Force, the San Diego East County Regional Gang Task Force, and the Regional Auto Theft Task Force. In addition, the Department has personnel assigned as liaison contacts with regional task forces that focus on human trafficking and gun violence ("Project Safe Neighborhoods").
- ❑ Patrol officers and detectives from the police department participate in joint enforcement operations with other law enforcement agencies on a regular basis. These include operations aimed at gang activity, drunk driving, truancy and underage drinking, as well as enforcement of certain conditions of probation in cooperation with the regional drug court.
- ❑ The La Mesa Police Department is represented on the San Diego County Sex Offender Management Council, a state and local agency working group that is currently implementing a regional effort to better track sex offenders living in the region and provide comprehensive monitoring and inspection of these persons.
- ❑ The La Mesa Police Department promotes citizen safety through the support of public education programs that emphasize crime prevention, public awareness and safety. This includes programs with police staff trained in public safety and crime prevention.
- ❑ The La Mesa Police Department assists in providing a safe traffic environment for both pedestrians and motorists by conducting traffic safety lectures to community groups and local schools.
- ❑ The La Mesa Police Department continues to provide crime prevention programs such as Neighborhood Watch, Residential Security Inspections and the Crime Free Multi-Housing program.
- ❑ Members of the La Mesa Police Department staff continue to work on a number of inter-department groups addressing various public safety issues in the community. These groups include the Human Relations Committee, the City's Traffic Commission, the La Mesa Community Parking Commission, Helix Charter High School, the Merchants' Association, LMSVD and GUHS.

SECTION VIII

PUBLIC SERVICES & FACILITIES ELEMENT

State law does not require that a general plan include a public services and facilities element; inclusion of such is optional. Public services and facilities are however linked to the general plan through the capital improvement program (CIP). Every two years, the proposed capital improvement program must be reviewed by the Planning Commission. The CIP program must be found consistent with and serve to further the goals and policies of the General Plan. Planning for future services and facilities is among the most important roles of local government. Growth and new development impacts the demand for City services and facilities. Anticipation of and response to increased service and facility demands can mitigate the impact of growth within the community.

Public Services & Facilities Goal 1:

To provide a balance of City services at a level which attempts to achieve public expectations.

- ❑ During 2012, the La Mesa City Council conducted one “town hall” meeting at the La Mesa Community Center. The Council feels the town hall meeting format is highly successful in finding out what residents think about their city as well as in understanding citizens’ concerns and their vision for La Mesa’s future. As a result, the Council will continue to hold two such meetings each year in various locations to cover all areas of the city and to give all residents a chance to participate. Information obtained at the “town hall” meetings provides a framework for guiding the organization’s work efforts and helping to shape budget priorities.
- ❑ The City’s website and related e-services are regularly being expanded and refined to keep residents well informed about all that occurs at City Hall and throughout the community. In 2012, a full redesign of the website design was completed with a streamlined and more user-friendly interface. In 2011 the City launched “La Mesa e-Gov” which is made up of several e-services including Request Tracker, Notify Me, Nixle and Twitter. By offering several methods of delivery, (web, email or sms) residents are more likely to access information about their city. Request Tracker, available on the City Website and on iPhone, allows visitors to notify the City of a problem, submit and track a service request. Request Tracker provides residents with another means of communicating with and obtaining information from City Hall. Nixle is a secure notification system that instantly alerts citizens of urgent events and public safety information. With Nixle, users can customize the urgency level, geographical location and type of notifications they receive. As of 2012, there are approximately 1,200 Nixle users in La Mesa. La Mesa e-Gov is a multi-faceted system that strengthens the lines of communications between government and residents creating an accessible and transparent city.
- ❑ The City of La Mesa provides Government Access Programming on Cox Cable channel 24 within City limits and on AT&T U-verse channel 99 within the San Diego County Region. Programming includes live City Council Meetings, a community bulletin board, educational videos, and supplementary programming from [San Diego] County Television Network. Throughout the year, the City completed a number of video projects including a Heartland Fire Emergency Preparedness video, a Safe Routes to

School video, and coverage of the Centennial Flag Day Parade. In addition, the appearance of the bulletin board was enhanced with more visually appealing graphics. The redesigned community bulletin board is a high quality presentation that incorporates content from, and coincides with the release of, the City's newsletter. In 2011 the City added open captions to its existing content and has included captioning in all subsequent programming. These projects were funded out of Public, Educational, and Governmental (PEG) funds. Government Access programming will continue to be expanded and is another project initiated by the La Mesa City Council to improve the flow of information between the City and its residents.

- ❑ In addition to the community bulletin board, the City of La Mesa redesigned its newsletter called La Mesa FOCUS. The City publishes the electronic newsletter to meet the growing demand for computerized access to up-to-date information about activities and noteworthy projects occurring in the community. Based on community input, each issue of the redesigned FOCUS is shorter in length, focuses on one subject matter, is published more frequently. You can sign up on "Notify Me" to receive notification each time the FOCUS is posted on the City website, or browse the archive of newsletters.
- ❑ In 2012 the City completed a 20-foot high marquee sign on the Civic Center property. The marquee sign, which incorporates a digital electronics display board, informs the public of community events, disaster and emergency situations, as well as boards and commission meetings and City Council meetings. In 2013 landscaping will be installed around the base of the sign to complete the project. This project was funded by Public, Educational, and Governmental (PEG) funds.

Public Services & Facilities Goal 2:

To maintain and improve those City facilities necessary to safely and efficiently provide City services.

- ❑ In 2011, the La Mesa Community Parking Commission, with the approval of the City Council, reinvested funds from the Downtown Parking Fund to conduct a study on the feasibility of constructing a parking garage in the Downtown Village area. The study examined parking demand factors, potential site sizes, and parking space yields under various design options. Financial parameters of constructing and operating a parking garage were also evaluated, including construction cost estimates, projections of parking revenue operating expenses, and pro forma calculations of net operating income. As a result of the study, the City will evaluate the possible implementation of an in-lieu parking program in 2013 in conjunction with the Downtown Village Specific Plan process.
- ❑ In May 2011, the City of La Mesa relocated its weekly Farmers' Market from the Allison Avenue Municipal Parking Lot to Civic Center. The Civic Center location provides superior visibility from major arterial streets and the MTS Trolley, ample free public parking, and room to expand the market. The move enabled the market to add additional hot-food vendors and more pre-packaged food vendors, thereby providing a broader and more diverse range of healthy food options for La Mesa and surrounding communities.

- ❑ In 2010 the City purchased property adjacent to the Adult Enrichment Center at the corner of Cypress Street and University Avenue. Existing structures were demolished and in 2011 construction drawings were prepared to expand the Adult Enrichment Center parking lot to the newly acquired site. In 2012 the Adult Enrichment Center parking lot was completed and included new landscaping and lighting. A new outdoor fitness area is currently under construction.

Public Services & Facilities Goal 3:

To maintain, expand, and improve the City's infrastructure of streets, sewers and storm drains, which are viewed as necessary to sustain the quality of life and support continued opportunities for economic development.

- ❑ The sewer system capacity and condition assessment program protects the City's investment in its sewer infrastructure. The program allows the City to analyze pipe conditions and flows and plan needed improvements more effectively. In turn, the useful life of the sewer system is extended and the City saves by reducing property damage claims and sewer overflows.
- ❑ Storm drain improvements were completed along with street repairs at various locations in the City to prevent property damage, flooding of businesses and homes, and disruption of traffic and businesses during heavy rain events.
- ❑ The City administers the sewer backflow prevention program to protect the public health and safety and to reduce property damages and claims.
- ❑ Field repairs were made to the synthetic turf field at the Junior Seau sports complex.
- ❑ In order to prolong the useful life of its infrastructure, the City completed annual street maintenance citywide which included the application of 661,151 linear feet of crack sealing and 1.4 million square feet of slurry seal.

SECTION IX HOUSING ELEMENT

The Housing Element is intended to guide residential development and preservation in a way that coincides with the overall economic and social values of the community. The residential character of a city is largely dependent on the type and quality of its dwelling units, their location, and such factors as maintenance and neighborhood amenities. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as legal requirements that housing policy be made part of the planning process. As such, the Element establishes policies that will guide City officials in daily decision making and sets forth an action program designed to enable the City to realize its housing goals. Attachment 1 and Attachment 2 summarize the current implementation status of all the programs described in the Housing Element.

Attachment 1: Annual Element Progress Report: Housing Element Implementation
Attachment 2: Housing Element Programs: Implementation Status Report

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of La Mesa
Reporting Period 01/01/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it's housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	13					13	13

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of La Mesa
Reporting Period 01/01/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2012	2013	2014	2015	2016	2017	2018	2019	2020	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level											
	Deed Restricted Non-deed restricted	18	0								18	412
Very Low												
Low	Deed	0	0									326
	Restricted Non-deed restricted											
Moderate	Deed	279	0								279	23
	Restricted Non-deed restricted											
Above Moderate		190	13								203	461
Total RHNA by COG. Enter allocation number:		487	13								500	1,222
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

(CCR Title 25 §6202)

City of La Mesa

01/01/2012 - 12/31/2012

Table C

Program Implementation Status

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of La Mesa
Reporting Period	01/01/2012 - 12/31/2012

General Comments:

Attachment 2

**City of La Mesa
Housing Element Programs June 2005– July 2010
Implementation Status Report
January 2012 – December 2012**

Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
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Conserving and Improving Existing Affordable Housing				
1. Housing Rehabilitation Program	Provide rehabilitation assistance to lower income households to encourage maintenance of the housing stock.	<ul style="list-style-type: none"> - Provide 2 loans annually. - Explore potential for accessory dwelling loan program by the end of FY 2007. 	<p>2 single family rehabilitation loans made (FY 06)</p> <p>0 single family rehabilitation loan made (FY 07)</p> <p>1 single family rehabilitation loan made (FY 08)</p> <p>1 condo rehabilitation loan made (2009)</p> <p>No loans in 2010</p> <p>1 Single Family rehabilitation loan made in (2011)</p> <p>Housing Rehabilitation Loan Program closed to new loans. On-going loan servicing and portfolio management provided by City Staff (2012)</p>	Community Development Department
2. Single-Family Acquisition and Rehabilitation	Rehabilitate deteriorated single-family homes and provide home ownership opportunities to first-time homebuyers.	<ul style="list-style-type: none"> - Subject to availability and price, acquire and rehabilitate five single-family homes within five years. - Continue to evaluate potential program options and effectiveness. 	<p>Staff continued to work with CALTRANS to identify excess right of way for housing.</p> <p>No project has materialized</p> <p>2006, 2007, 2008, 2009, 2010, 2011, 2012</p>	Community Development Department and project development partner

City of La Mesa
Housing Element Programs June 2005– July 2010
Implementation Status Report
January 2012 – December 2012

Attachment 2

Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
3. West End Revitalization Area	Targeted efforts to improve the quality of housing and public infrastructure in West La Mesa.	<ul style="list-style-type: none"> - Improve infrastructure and capital facilities in west La Mesa. - Implement the Mixed Use Strategic Implementation Plan. 	<p>City working with Boys and Girls Club to open a Teen Center at Highwood Park in West La Mesa. (FY06)</p> <p>Teen Center opened (FY07)</p> <p>9 intersections in West La Mesa upgraded for ADA access (FY07)</p> <p>Redesign of major intersection close to Helix High School to enhance pedestrian safety and access. (FY08)</p> <p>Construction of missing sidewalk sections on Parks Ave and Olive Ave for Safe routes to School (2009 & 2010)</p> <p>Lowell Street improvements, sidewalks and drainage.</p> <p>Oren Ave storm drain (2009)</p> <p>Sidewalk design work for Junior High Drive Safe Routes to School implementation. (2011)</p> <p>Junior High Drive sidewalk constructed (2012)</p> <p>Design of park and street improvements in and adjacent to Vista La Mesa Park (2012)</p>	Community Development Department

<p style="text-align: center;">City of La Mesa Housing Element Programs June 2005– July 2010 Implementation Status Report January 2012 – December 2012</p>					Attachment 2	
Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency		
4. Multifamily Acquisition and Rehabilitation	Improve deteriorated multi-family housing stock in the City.	- Provide ongoing assistance to support rehabilitation and revitalization efforts.	No project proposed 2006, 2007, 2008, 2009, 2010, 2011, 2012	Community Development Department		
5. Enforcement of Uniform Housing Code	Enforce Uniform Housing Code to maintain the City's housing stock.	- Ongoing enforcement of the Uniform Housing Code.	Multi-department Taskforce meets to address proliferation of unlicensed group homes/mini-dorms. (FY07) On-going monitoring of foreclosed properties to prevent health and safety risk (2008, 2009, 2010, 2011, 2012) Crime Free Multi-family Housing program continues to increase participating landlords.	Building Inspection Division and County of San Diego Environmental Health Dept.		
6. Preservation of Historic Housing	Preserve historic housing through administration of "Mills Act" property tax relief.	- Assist one or two homeowners with applications for "Landmark Status" and Mills Act Agreements.	Three homes landmarked and Mills Act agreements (FY07) Eight homes landmarked and Mills Act agreements during 18 month reporting period. Three homes landmarked and Mills Act Agreements in 2009 One home landmarked and Mills Act agreement in 2010 One home landmarked and Mills Act agreement in 2011 No applications for landmark and Mills Act agreement in 2012	Planning Division		

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7. Conservation of Existing and Future Affordable Units	Provide for the continued affordability of "at-risk housing.	<ul style="list-style-type: none"> - Monitor the status of the 198 at-risk units at Murray Manor. Should property convert, the City will: 1 Contact potential non-profit organizations as potential purchasers/managers of units; 2 Explore funding to preserve the affordability of Murray Manor, construct replacement units, or provide rental assistance to displaced residents; 3 Contact residents to ensure proper notification; 4 Assist tenants to obtain Section 8 vouchers from the County. 	Continued to monitor status of Murray Manor Apartment project. No change in Murray Manor status 2006, 2007, 2008, 2009, 2010, 2011, 2012	HUD, HCD, Community Development Department
8. Section 8 Rental Assistance Program	Extend rent subsidies to very low-income households.	<ul style="list-style-type: none"> - Continue to contract with San Diego County Housing Authority for program implementation. - Support County Housing Authority's annual applications for additional Section 8 allocations. 	Continued to provide Section 8 rental assistance through County of San Diego Housing Authority. 902 La Mesa households are assisted through the Section 8 program. (2011) 1,062 La Mesa households are assisted through the Section 8 program. (2012)	San Diego County Housing Authority

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9. Rental Assistance for Low Income Households	Assisting low-income households through rent subsidy.	<ul style="list-style-type: none"> - Assist 10 households with rental assistance payments if an opportunity arises during the planning period. 	Funding for this activity has not materialized.	S.D. County Housing Authority	
10. Senior Shared Housing	Assisting seniors in locating roommates to share existing housing.	<ul style="list-style-type: none"> - Ongoing educational outreach to seniors. - Periodic advertisements of program in City newsletter. - Funding support to achieve 30 matches annually. 	Continued to provide CDBG funding support for "shared housing" program provided by Center for Social Advocacy.	Center for Social Advocacy; Community Development Department	
Provision of Adequate Sites					
11. Land Use and Urban Design Element	Provide a range of residential development opportunities through appropriate land use designations.	<ul style="list-style-type: none"> - Ongoing maintenance of an inventory of sites suitable for residential development. - Ongoing marketing of the Mixed Use Zoning to potential developers. 	<p>Maintained General Plan designations providing adequate sites.</p> <p>Mixed Use Zoning on hold for completion of EIR (FY07)</p> <p>EIR completed in FY 08</p> <p>Mixed use development with approximately 300 units is in the entitlement phase. FY08, 2009, 2010</p> <p>Entitlement for 140 single-family and multi-family units but no other progress due to recession. 2009, 2010, 2011</p> <p>Update of La Mesa General Plan, including Housing Element, completed in 2012. EIR for General Plan in progress.</p>	Planning Division	

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12. Sites for Homeless Shelters/Transitional Housing	Provide appropriate zoning for the development of emergency shelters and transitional housing.	- Amend zoning ordinance definition of community care facilities to include shelters and transitional housing by FY 05/06.	Reprogrammed for FY07/08 Provided CDBG funding for Interfaith Shelter Network rotational winter shelter (FY 07, 08, 2009, 2010 2011, 2012)	Community Development Department
Assist in Development of Affordable Housing				
13. Facilitate Development of Higher Density Housing	Encourage the development of infill housing through marketing the Mixed Use regulations.	- Provide information to the public to identify target infill areas and incentives.	Marketing of the Mixed Use Zoning resulting in multiple potential project submittals along El Cajon Boulevard target corridor. (06) Mixed Use Zoning on hold for completion of EIR (FY07) EIR completed in FY 07/08 Working with developers of potential mixed-use project at intersection of Baltimore and University Ave. EIR in progress. 2011, 2012	Community Development Department
14. Land Assemblage and Write-Down	Reduce land cost for development of lower income housing through assembly and write-down of the purchase.	- Should an opportunity arise, provide land write-down for an affordable residential project.	Worked with the Metropolitan Transit System and Fair field development to consolidated property ownership for development of 527 units located at the Grossmont trolley Station. (FY 06) Building permits issued for 230 units at Grossmont Trolley Station. 32 units guaranteed affordable to VL Income HH for 50 years. (FY07) All 527 units under construction (FY08)	Community Development Department

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		-	<p>GTS Project completed in 2010. All 80 affordable units rented out. 95% occupancy for all units in the project.</p> <p>Transit District completes overhaul and renovation of the Grossmont Trolley Station to support the new housing, including elevator and new staircase. (2011)</p> <p>Redevelopment Agency purchase of old police station site for use as an affordable housing project 2010</p> <p>Dissolution of the La Mesa Redevelopment Agency (2012). Status of old police station property unresolved (2012).</p>			
15. Affordable Housing Development Incentives	Facilitate development of affordable housing for seniors and persons with disabilities.	- Ongoing implementation of special needs housing incentive policy 2.6	<p>No project proposed 2006, 2007, 2008, 2009, 2010, 2011</p> <p>Project converts apartment building to senior housing and, utilizing state density bonus law, adds street-facing townhouses to the site.</p>	Community Development Department		

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16. First-Time Homebuyer Down-payment and Closing Cost Assistance	Expand home ownership opportunities to lower and moderate income first-time homebuyers.	- Assist 3 to 4 first-time home buyers annually.	Contract for third party underwriter, San Diego Housing Commission, executed April 2006. Home-buyer program dormant during FY 06 and FY 07. Program to resume in FY 07/08 with 10 to 12 loans anticipated. Six loans totaling \$720,000 funded in 2008 Four loans totaling \$295,700 funded in 2009. Three loans totaling \$210,000 funded in 2010. Six loans totaling \$420,000 funded in 2011. Four loans totaling \$280,000 funded in 2012.	Community Development Department
17. Mortgage Credit Certificates (MCC)	Expand home ownership opportunities to lower and moderate income first-time homebuyers.	- Provide two MCCs annually.	MCC program dormant during FY 06, FY 07 and FY 08. Evaluating ways to resume participation in Co. of San Diego MCC program. Need to find designated funding source for administration costs. Program remains dormant 2010, 2011, 2012.	Regional Mortgage Credit Certificate Consortium

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18. Non-Profit or For-Profit Housing Development Corporation	Provide expanded affordable housing opportunities through partnership with private sector.	<ul style="list-style-type: none"> - Ongoing updating of list of potential affordable housing developers. - Assist as appropriate with site identification and application support. 	<p>Worked with Fairfield Development to secure future construction of 80 affordable units at the Grossmont Trolley Station project. (FY07)</p> <p>Development approval and building permits issued for 230 units (80 affordable) at Grossmont Trolley Station.(FY07)</p> <p>All 527 units at Fairfield's Grossmont Trolley Station TOD are under construction. (FY08)</p> <p>Grossmont Trolley Station complete. (2011)</p> <p>Maintained contract information for potential development partners.</p>	Community Development Department		
19. Fees for Development Services	Facilitate the development of affordable housing through a reduction in fees.	<ul style="list-style-type: none"> - On a case-by-case basis, the City may consider granting a waiver of development fees. 	No requests received for fee reductions	Community Development Department		

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20. Accessory Dwelling Units (ADU's)	Increase the utilization of the accessory dwelling unit provisions	<ul style="list-style-type: none"> - Review existing ADU's provisions to determine if additional changes could be made. - Explore potential of utilizing the Housing Rehabilitation Loan Program for development of additional accessory units. 	Reprogrammed for next housing element cycle	Community Development Department
21. Reasonable Accommodation	Ensure that the City's zoning & development regulations allow disabled persons to have equal opportunity to use and enjoy a dwelling unit.	<ul style="list-style-type: none"> - Establish a formal policy or procedure for addressing requests for reasonable accommodation by the end of FY 06/07. 	Reprogrammed for next housing element cycle	Community Development Department
Promoting Equal Housing Opportunities				
22. Condominium Conversion	Maintain balance of ownership and rental opportunities.	<ul style="list-style-type: none"> - Modify the existing ordinance to facilitate limited condominium conversion, create units with affordability restrictions, physical conditions improvements and tenant protection provisions. 	Supported the work of a Condominium Conversion Taskforce to develop recommendations for ordinance revisions. (06) Condo conversion ordinance amended to include tenant relocation benefits, physical conditions report and required improvements. (FY07) Based on recent apartment construction (527 units), anticipate applications for conversion in August 2009. Develop criteria for "beauty contest" to select the	Community Development Department

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23. Fair Housing	Assure unrestricted access to housing and eliminate housing discrimination.	<ul style="list-style-type: none"> - Continue to support the fair housing program at Center for Social Advocacy. - Assist in program outreach. 	<p>best proposal</p> <p>No applications for condo conversion during the window of opportunity 2009, 2010, 2011, 2012.</p> <p>Provide on-going annual allocation of CDBG funding to fair housing program.</p> <p>FY06 - \$24,000 FY07 - \$26,000 FY08 - \$27,000 FY09 - \$27,000 FY10 - \$27,000 FY11 - \$27,000 FY12 - \$27,000</p> <p>Initiate process for regional assessment on impediments to fair housing. (FY08)</p> <p>Regional Analysis of Impediments to Fair Housing completed in 2010.</p> <p>La Mesa Fair Housing Plan developed 2010.</p> <p>Working with region's cities and the County of SD to implement the findings of the Analysis of Impediments 2011, 2012</p>	Community Development Department

